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CITY MANAGER
DOUGLAS A. SELBY



040749

December 24, 2003

Mr. Michael T. Walsh
Clark County – UMC
1800 West Charleston Boulevard
Las Vegas, Nevada 89102

RE: SDR-3054 - SITE DEVELOPMENT PLAN REVIEW
CITY COUNCIL MEETING OF NOVEMBER 19, 2003
RELATED TO VAC-3057

Dear Mr. Walsh:

The City Council at a regular meeting held November 19, 2003 APPROVED the request for a Site Development Plan Review and Waivers of the Medical District Standards FOR A PROPOSED TEMPORARY PARKING LOT AND FOR A WAIVER OF INTERNAL PARKING LOT STANDARDS on 2.42 acres adjacent to the northeast corner of Tonopah Drive and Valerie Street (APN: 139-33-302-026, 027, 028, 029, 030, 031 and 032), PD (Planned Development). The Notice of Final Action was filed with the Las Vegas City Clerk on November 20, 2003. This approval is subject to:

Planning and Development

1. This Site Development Plan Review shall expire two years from date of final approval unless it is exercised or an Extension of Time is granted by the City Council.
2. Site development to comply with all applicable conditions of approval for Rezoning application Z-0020-97.
3. The Site Development Plan Review shall be reviewed in five (5) years.
4. Full landscaping improvements in compliance with the appropriate standards shall be installed if the parking lot is used beyond 5 years.
5. All development shall be in conformance with the site plan and building elevations, except as amended by conditions herein.
6. Landscaping and a permanent underground sprinkler system shall be installed as required by the Planning Commission or City Council and shall be permanently maintained in a satisfactory manner. Failure to properly maintain required landscaping and underground sprinkler systems shall be cause for revocation of a business license.

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RQR-32084
12/18/08 PC

7. All City Code requirements and design standards of all City departments must be satisfied.

Public Works

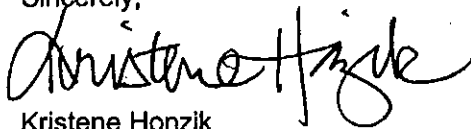
8. A Petition of Vacation, such as VAC-3057, for the purpose of vacating Valerie Street in a manner acceptable to the Department of Public Works, must be approved by City Council prior to the issuance of permits for this site. If said vacation is not approved, half-street improvements will be required on Valerie Street unless deferral of such improvements is approved by City Council.
9. Dedicate or obtain dedication for the complete cul-de-sac bulb per Standard Drawing #212 or an offset cul-de-sac for Rose Street prior to recordation of an Order of Vacation for this site, unless an alternative plan to terminate Rose Street is accepted by the City Engineer.
10. Construct half-street improvements on Tonopah Drive and Rose Street, including the proposed cul-de-sac bulb on Rose Street to current City Standards adjacent to this site concurrent with development. Required improvements shall be as follows: full UMC Medical District guidelines, including curb, street, gutter, sidewalks and landscaping along all portion so this site that abut public right-of-way, both along Tonopah Drive and Rose Street (including that portion of the new cul-de-sac terminating Rose Street adjacent to this site). Along Tonopah Drive south of the current Valerie Street centerline, construct street, curb, gutter, and 5-foot wide sidewalk within the Tonopah Drive right-of-way. On the proposed cul-de-sac terminating Rose Street, where the cul-de-sac does not abut this site, construct street, curb, gutter and 5-foot wide sidewalks within the right-of-way up to the point where the new improvements meet the existing curb and gutter improvements along the south and east sides of the cul-de-sac.
11. Remove all substandard public street improvements and unused driveway cuts adjacent to this site, if any, and replace with new improvements meeting current City Standards concurrent with development of this site.
12. Meet with the Traffic Engineering Representative in Land Development for assistance in the possible redesign of the proposed driveway access, on site circulation and parking lot layout prior to the submittal of any construction plans or the issuance of any permits, whichever may occur first. Driveways shall be designed, located and constructed in accordance with Standard Drawing #222a.
13. Landscape and maintain all unimproved rights-of-way on Rose Street and Tonopah Drive adjacent to this site.
14. Submit an Encroachment Agreement for all landscaping and private improvements located in the public right-of-way adjacent to this site prior to issuance of any permits for this site.

RQR-32084
12/18/08 PC

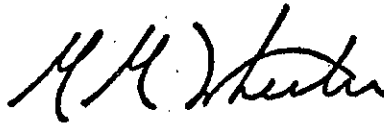
Mr. Michael T. Walsh
SDR-3054 - Page 3
December 24, 2003

15. Grant pedestrian walkway easements for all public sidewalks not located within public right-of-way.
16. A Drainage Plan and Technical Drainage Study must be submitted to and approved by the Department of Public Works prior to the issuance of any building or grading permits, submittal of any construction drawings or the recordation of a Map subdividing this site, whichever may occur first. Provide and improve all drainageways recommended in the approved drainage plan/study. The developer of this site shall be responsible to construct such neighborhood or local drainage facility improvements as are recommended by the City of Las Vegas Neighborhood Drainage Studies and approved Drainage Plan/Study concurrent with development of this site. In lieu of constructing improvements, in whole or in part, the developer may agree to contribute monies for the construction of neighborhood or local drainage improvements, the amount of such monies shall be determined by the approved Drainage Plan/Study and shall be contributed prior to the issuance of any building or grading permits, or the recordation of a Map subdividing this site, whichever may occur first, if allowed by the City Engineer.

Sincerely,



Kristene Honzik
Deputy City Clerk I for
Barbara Jo Ronemus, City Clerk



M. Margo Wheeler, AICP
Deputy Director
Planning and Development Department

cc: Planning and Development Dept.
Development Coordination-DPW
Dept. Of Fire Services

Mr. John Darin
Leo A. Daly Architects
3960 Howard Hughes Parkway, Suite #600
Las Vegas, Nevada 89109

RQR-32084
12/18/08 PC